

Development Services

1775 – 12th Ave. NW | P.O. Box 1307 Issaquah, WA 98027 425-837-3100 issaquahwa.gov

NOTICE OF DECISION

Applicant: Peter Cloe (via email)

Hansen Surveying 4227 S. Meridian St. Puyallup, WA 98374

Owner: Daniel Rowe

Evergreen Ford 1500 18th Ave NE, Issaquah, WA 98027

Subject: Evergreen Ford Lincoln Lot Line Adjustment

Permit No.: LLA19-00003 Decision Date: June 3, 2019

Request: Approval for a Lot Line Adjustment to consolidate Parcel A and Parcel B.

Location: King Co. Parcel #2724069084 and 2724069086

Zoning: IC – Intensive Commercial (Central Issaquah)

Decision: The Development Services Department conditionally approves the Lot

Line Adjustment, subject to the following conditions:

1. An updated Title Report shall be submitted within 10 days of issuance of the Notice of Decision.

- 2. The lot line adjustment file number, LLA19-00001, shall be placed on mylar sheets.
- 3. Final mylar drawings of the lot line adjustment shall be provided to the DSD for signature. The mylars shall be signed and notarized by the property owners prior to submitting to the City.
- 4. One electronic version of the Lot Line Adjustment drawings (CAD file) shall be provided to the City.
- The lot line adjustment mylars shall be recorded with the King County Department of Records and Elections with all necessary signatures on the mylars.
- Two (2) full sized conformed copies and a scanned copy of the recorded document shall be provided to DSD within ten (10) days of recording with King County.

7. All new property comers of the lots shall have a rebar and cap set per current WAC guidelines for land surveys.

Appeal:

The Staff's decision may be appealed to the Hearing Examiner. An application for an appeal must be filed with the Permit Center by 5pm Wednesday June 17, 2019 and be determined to be complete. This includes paying all fees and a letter clearly stating the grounds for appeal. The packet of information and fees are available here: http://issaquahwa.gov/index.aspx?nid=1036 and select Appeals as the type of packet.

Reasons for the Decision:

- 1. The lot line adjustment is reviewed administratively by a Level 1 Review, according to the Land Use Code Levels of Review Table 18.04.100-1
- 2. The Development Services Department has determined the proposed lot line adjustment meets the applicable criteria in the Land Use Code, 18.13.430.
 - A. Compliance with all requirements of the zoning code for the zoning district, in which the property is located as identified on the zoning map, such as lot size and required yards, and Staff Analysis: The adjusted parcels are in the IC- Intensive Commercial Zone of Central Issaquah. The new consolidated parcel is sized and configured to ensure that required building setback lines are all met. No minimum lot size is required.
 - B. All lots shall be adjacent to, or have a legally created means of access to, a City street, and Staff Analysis: The combined parcels will create a lot that is accessed from SE 66th Street and 230 Ave SE.
 - C. The applicant shall provide a current title report identifying all persons and entities having any interest in the real property which is the subject of the proposed lot line alteration. The approval of the proposed lot line adjustment by signature of the persons or entities having an interest in the real property shall be provided as required by the Planning Director/Manager.

 Staff Analysis: A current title report was provided.
- 3. The application was routed to other City departments for review and comments.
- 4. The Lot Line Adjustment was determined to be SEPA exempt, and therefore an Environmental Checklist for the Lot Line Adjustment was not required.
- 5. No new lots are created by this proposal.

Katif Cole

June 3, 2019

Katie F. Cote, AICP

Date

Exhibits:

- 1. Application, received on February 20, 2019
- 2. Vicinity Map
- 3. Survey Boundary Drawings (2 sheets), received on May 7, 2019

Distribution:

Keith Niven, DSD Director (via email)
Doug Schlepp, DSD Engineer (via email)
Jen Davis Hayes, DSD Project Oversight Manager (via email)
Jennifer Fink, Parks Dept Planner (via email)
Peter Cloe, Hansen Surveying (via email)
David Estes, Strotkamp Architects, (via email)



CITY OF ISSAQUAH



Land Use Application #652750 - EVERGREEN FORD

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CITY OF ISSAQUAH



Land Use Application #652750 - EVERGREEN FORD

Project Contact

Company Name: Hansen Surveying

Name: PETER CLOE **Email:** hansensurvey@comcast.net

Address: 4227 s. Meridian c-445 **Phone #:** 4252358440

Puyallup WA 98374

Project TypeActivity TypeScope of WorkAny Project TypeLand DivisionLot Line Alteration

Project Name: EVERGREEN FORD

Description of Work: LOT LINE ADJUSTMENT

Project Details

Project Information

Use (s) - proposed IC - INTENSIVE COMMERCIAL

Use - existing VACANT

Critical Area Information

Streams Wetland

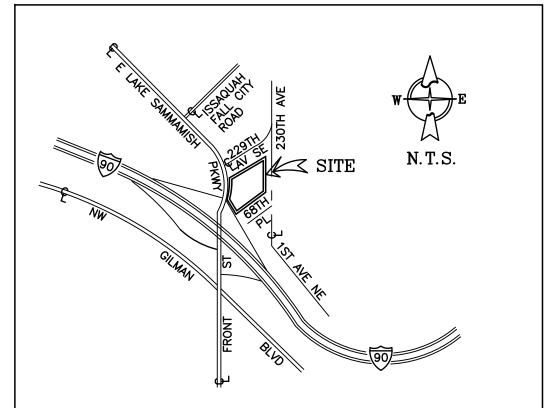
Quantity and Size Specifications

Number of proposed lots

Property size in square feet 170851

Additional Parcels: 2724069084, 272069086

	APPROVALS	DEPARTMENT OF ASSESSMENTS	RECORDING NO.	VOL./PG.
ISSAQUAH WASHINGTON	CITY OF ISSAQUAH	EXAMINED AND APPROVED THIS DAY OF,20		
•	DSD PLANNER DATE DSD ENGINEER DATE	ASSESSOR	PORTION OF	!
LOT LINE ADJUSTMENT		DEPUTY ASSESSOR	NW 1/4, NW 1/4, SECTIO	ON 27, TWP. 24 N., RGE. 6 E., W.M.
NO:	LAND DEVELOPMENT MANAGER/DSD DATE	ACCOUNT NUMBER		
DECLARATION	EXISTING LEGAL DESCRIPTIONS	PROPOSED LEGAL DESCRIPTIONS	RESTRICTIONS	
KNOW ALL PEOPLE BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED TO HEREBY MAKE A BOUNDARY LINE	PARCEL A:	PARCEL A:		
ADJUSTMENT THEREOF PURSUANT TO RCW 58.17.040 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE	THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:	THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:		
WITH THE DESIRES OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.	COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 1°12' WEST ON THE SECTION LINE 1037.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 32°40' EAST 197.5 FEET; THENCE	COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 1°12' WEST ON THE SECTION LINE 1037.55 FEET; THENCE NORTH 32°40' EAST 197.5 FEET; THENCE SOUTH 57°20' EAST 157.07 FEET TO THE TRUE POINT OF BEGINNING;		
RBL LLC	SOUTH 57°20' EAST 557.8 FEET; THENCE SOUTH 50°43'30" WEST TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE WEST ALONG THE SAID SOUTH LINE TO THE WEST LINE OF SAID SECTION; THENCE NORTH 1°12' EAST TO THE TRUE POINT OF BEGINNING;	THENCE NORTH 45°35'01" WEST 7.02 FEET; THENCE NORTH 3°08'17" WEST 205.47 FEET; THENCE NORTH 32°40'00" EAST 124.55 FEET; THENCE NORTH 34°24'04" EAST 24.51 FEET; THENCE SOUTH 61°53'00" EAST 323.01 FEET; THENCE SOUTH 38°41'09" EAST 80.12 FEET; THENCE SOUTH 1°12'12" WEST 286.07 FEET;		
	TOGETHER WITH THAT PORTION OF VACATED SOUTHEAST 68TH PLACE THROUGH ORDINANCE NO. 2736 BY DOCUMENT RECORDED MAY 08, 2015 UNDER RECORDING NO. 20150508000443;	THENCE SOUTH 50°41'40" WEST 250.40 FEET; THENCE NORTH 8°00'29" WEST 150.25 FEET; THENCE NORTH 45°35'09" WEST 250.73 FEET TO THE POINT OF BEGINNING;		
<u>ACKNOWLEDGEMENTS</u>	EXCEPT THE SOUTH 50 FEET THEREOF;			
STATE OF WASHINGTON COUNTY OF I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT	EXCEPT PORTION THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY INSTRUMENT RECORDED DECEMBER 16, 1958 UNDER RECORDING NO. 5823645;			
SIGNED THIS DECLARATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.	AND EXCEPT PORTION LYING WESTERLY OF THE EASTERLY MARGIN OF PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR STATE HIGHWAY AND PEDESTRIAN WALKWAY BY DEED RECORDED MAY 8, 1968 UNDER RECORDING NO. 6329251.			
DATED20	PARCEL B:			
PRINTED NAME:	THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:			
RESIDING AT:	COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON; THENCE SOUTH 1°12' WEST WITH SECTION LINE 1037.55 FEET; THENCE NORTH 32°40' EAST 197.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 32°40' EAST 314.67 FEET;			
	THENCE SOUTH 61°53' EAST 459.39 FEET; THENCE SOUTH 2°52'30" WEST 157.85 FEET; THENCE SOUTH 24°02' WEST 193.90 FEET; THENCE SOUTH 50°43'30" WEST 23.24 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 57°20'00" WEST; THENCE NORTH 57°20' WEST 557.8 FEET TO THE TRUE POINT OF BEGINNING;	Г	VICINI	TY MAP
	TOGETHER WITH THAT PORTION OF VACATED SOUTHEAST 68TH PLACE THROUGH ORDINANCE NO. 2736 BY DOCUMENT RECORDED MAY 08, 2015 UNDER RECORDING NO. 20150508000443;			\wedge



RECORDER'S CERTIFICATE		
FILED FOR RECORD THIS	DAY OF	,20
ATM IN BOOK	OF	AT PAGE(S)
AT THE REQUEST OF STEVEN L. AZELTINE.		
MANAGER	SUPT.	OF RECORDS



LAND SURVEYORS & CONSULTANTS

4227 S. MERIDIAN, STE. C-445, PUYALLUP, WA., 98373 TEL: 425-235-8440 FAX: 425-235-0266

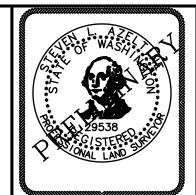
EXCEPT PORTION LYING WESTERLY OF THE EASTERLY MARGIN OF PORTION THEREOF CONDEMNED BY THE STATE OF WASHINGTON FOR STATE HIGHWAY UNDER PROCEEDINGS IN KING COUNTY SUPERIOR COURT CAUSE NO.

AND EXCEPT PORTIONS THEREOF LYING IN 228TH AVENUE SOUTHEAST AND SOUTHEAST 66TH STREET.

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____

STEVEN L. AZELTINE CERTIFICATE NO. 29538



LOT LINE CONSOLIDATION
OF THE
CARLSON KENNEL SITE
FOR
DANIEL ROWE

ISSAQUAH, WASHINGTON				
DWN. BY:		DATE:	JOB NO.	
	SLA	12/04/18	20222	
CHKD. BY:		SCALE:	SHEET:	
	SLA	N/A	1 OF 2	

